

A BUILDING + MAHADA + B BUILDING + C BUILDING  
 = 1326.83+472.25+3778.05+6004.47+5279.52  
 = 16861.12

**F.S.I. STATEMENT AREA IN SQ.M.**

BUILDING	COMM.	RESI.	TOTAL	MAHADA	SHOW ROOM	FLATS	MAHADA	TOTAL
A-WING BUILDING COMMERCIAL - MAHADA	1326.83	472.25	1799.08	3778.05	2	6	48	54
B BUILDING	0.0000	6004.47	6004.47	0.0000	0	36	0	36
C BUILDING	0.0000	5279.52	5279.52	0.0000	0	32	0	32
<b>TOTAL</b>	<b>1326.83</b>	<b>11796.24</b>	<b>13123.07</b>	<b>3778.05</b>	<b>2.00</b>	<b>74.00</b>	<b>48.00</b>	<b>122.00</b>

**AS PER NEW UDCPR Table No. 8B - Parking Requirements PARKING AREA STATEMENT (BUILDING)**

PARKING REQUIRED	CAR	SCOOTER	VISITOR PARKING
2 TENA HAVING CARPET AREA BETWEEN 40 TO 80 SQ.M.	01	02	5%
1 TENA HAVING CARPET AREA BETWEEN 80 TO 150 SQ.M.	01	01	
2 TENA HAVING CARPET AREA FOR EVERY 100 SQ.M. CARPET FOR COMMERCIAL	02	06	0%
<b>PARKING REQUIRED FOR RESIDENTIAL (WING B &amp; C)</b>	<b>CAR</b>	<b>SCOOTER</b>	
1 TENA HAVING CARPET BETWEEN 80 TO 150 SQ.M.	184	184	
TOTAL TENEMENT 68	10	10	
REQUIRED 5% OF VISITOR PARKING			
TOTAL PARKING REQUIRED FOR RESIDENTIAL (PARKING REQUIRED FOR RESIDENTIAL (WING A, MAHADA))	194	194	
2 TENA HAVING CARPET AREA BETWEEN 40 TO 80 SQ.M TOTAL TENEMENT 54	27	54	
REQUIRED 5% OF VISITOR PARKING	2	3	
TOTAL PARKING REQUIRED FOR RESIDENTIAL	29	57	
<b>PARKING REQUIRED FOR COMMERCIAL FOR EVERY 100 SQ.M. CARPET FOR COMMERCIAL (TOTAL AREA 1188.06 SQ.M.)</b>	<b>24</b>	<b>71</b>	
TOTAL PARKING REQUIRED FOR RESIDENTIAL (WING A, B & C) & COMMERCIAL	247	322	

**FORM OF STATEMENT-2 [SR.NO.9(a)] PROPOSED BUILDING**

BUILDING NAME	FLOOR	TOTAL BUILT-UP AREA OF FLOOR AS PER OUTER LINE					TENEMENT
		COMM.	MAHADA	RESI.	SHOWROOM	FLATS	
A-WING BUILDING COMMERCIAL + MAHADA	BASEMENT PARKING FLOOR	0.0000	0.0000	0.0000	0	0	0
	GROUND FLOOR	641.0400	0.0000	0.0000	3	0	0
	1ST FLOOR	685.7900	0.0000	0.0000	2	0	0
	2ND FLOOR	0.0000	472.2500	0.0000	0	0	06
	3RD FLOOR	0.0000	472.2500	0.0000	0	0	06
	4TH FLOOR	0.0000	472.2500	0.0000	0	0	06
	5TH FLOOR	0.0000	472.2500	0.0000	0	0	06
	6TH FLOOR (REFUGE)	0.0000	472.3000	0.0000	0	0	06
	7TH FLOOR	0.0000	472.2500	0.0000	0	0	06
	8TH FLOOR	0.0000	472.2500	0.0000	0	0	06
	9TH FLOOR	0.0000	472.2500	0.0000	0	0	06
TERRACE	0.0000	0.0000	0.0000	0	0	0	
TOTAL		1326.83	3778.05	472.25	5	6	48

**FORM OF STATEMENT-2 [SR.NO.9(a)] PROPOSED BUILDING**

**B-WING BUILDING RESIDENTIAL**

BUILDING NAME	FLOOR	RESI. B/UP	FLATS
B-WING BUILDING RESIDENTIAL	BASEMENT FLOOR	0.0000	0
	GROUND FLOOR	138.90	0
	PODIUM PARKING 1 FLOOR	0.0000	0
	PODIUM PARKING 2 FLOOR	0.0000	0
	1ST FLOOR	656.45	4
	2ND FLOOR	656.45	4
	3RD FLOOR	656.45	4
	4TH FLOOR	656.45	4
	5TH FLOOR (REFUGE)	635.21	4
	6TH FLOOR	656.45	4
	7TH FLOOR	656.45	4
8TH FLOOR	656.45	4	
9TH FLOOR (REFUGE)	635.21	4	
TERRACE	0.0000	0	
TOTAL		6004.47	36

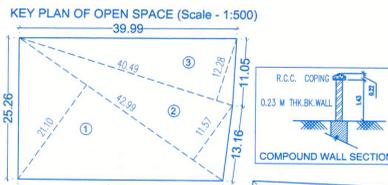
**FORM OF STATEMENT-2 [SR.NO.9(a)] PROPOSED BUILDING**

**C-WING BUILDING RESIDENTIAL**

BUILDING NAME	FLOOR	RESI. B/UP	FLATS
C-WING BUILDING RESIDENTIAL	BASEMENT FLOOR	0.0000	0
	GROUND FLOOR	49.1600	0
	PODIUM PARKING 1 FLOOR	0.0000	0
	PODIUM PARKING 2 FLOOR	0.0000	0
	1ST FLOOR	656.45	4
	2ND FLOOR	656.45	4
	3RD FLOOR	656.45	4
	4TH FLOOR	656.45	4
	5TH FLOOR (REFUGE)	635.21	4
	6TH FLOOR	656.45	4
	7TH FLOOR	656.45	4
8TH FLOOR	656.45	4	
9TH FLOOR (REFUGE)	635.21	4	
TERRACE	0.0000	0	
TOTAL		5279.52	32

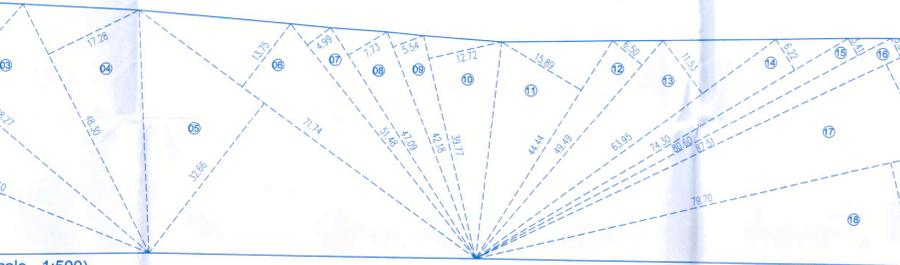
**FORM OF STATEMENT 3 AREA DETAILS OF APARTMENT**

BLDG NAME	FLOOR NO	APARTMENT NO	CARPET AREA OF APARTMENT	AREA OF OPEN TERRACE ATTACHED TO FLAT		
A-WING BUILDING (MAHADA)	GROUND FLOOR	01	276.88 X 1 = 276.88	0.00		
		02	84.32 X 1 = 84.32	0.00		
		03	206.99 X 1 = 206.99	0.00		
		101	382.80 X 1 = 382.80	0.00		
		102	220.41 X 1 = 220.41	0.00		
		TOTAL	1179.88	0		
		B-WING BUILDING (MAHADA)	1ST, 2ND, 3RD, 4TH, 5TH, 6TH, 7TH, 8TH, 9TH & 10TH FLOOR	101	101.201, 301.401, 501.601, 701.801, 901.1001	53.80X40 = 2152.00
				102	102.202, 302.402, 502.602, 702.802, 902.1002	53.80X40 = 2152.00
				103	103.203, 303.403, 503.603, 703.803, 903.1003	53.80X40 = 2152.00
				104	104.204, 304.404, 504.604, 704.804, 904.1004	53.80X40 = 2152.00
105	105.205, 305.405, 505.605, 705.805, 905.1005			53.80X40 = 2152.00		
106	106.206, 306.406, 506.606, 706.806, 906.1006			53.80X40 = 2152.00		
107	107.207, 307.407, 507.607, 707.807, 907.1007			53.80X40 = 2152.00		
108	108.208, 308.408, 508.608, 708.808, 908.1008			53.80X40 = 2152.00		
109	109.209, 309.409, 509.609, 709.809, 909.1009			53.80X40 = 2152.00		
110	110.210, 310.410, 510.610, 710.810, 910.1010			53.80X40 = 2152.00		
TOTAL		180.000	180.000			
C-WING BUILDING	1ST, 2ND, 3RD, 4TH, 5TH, 6TH, 7TH & 8TH FLOOR	101	101.201, 301.401, 501.601, 701.801	18.18X18 = 329.64		
		102	102.202, 302.402, 502.602, 702.802	18.18X18 = 329.64		
		103	103.203, 303.403, 503.603, 703.803	18.18X18 = 329.64		
		104	104.204, 304.404, 504.604, 704.804	18.18X18 = 329.64		
		105	105.205, 305.405, 505.605, 705.805	18.18X18 = 329.64		
		106	106.206, 306.406, 506.606, 706.806	18.18X18 = 329.64		
		107	107.207, 307.407, 507.607, 707.807	18.18X18 = 329.64		
		108	108.208, 308.408, 508.608, 708.808	18.18X18 = 329.64		
		109	109.209, 309.409, 509.609, 709.809	18.18X18 = 329.64		
		110	110.210, 310.410, 510.610, 710.810	18.18X18 = 329.64		
TOTAL		180.000	180.000			



**OPEN SPACE AREA CALCULATION AS PER TRIANGULATION METHOD**

1	42.9900	X	21.1000	X	0.5000	453.54
2	42.9900	X	11.5700	X	0.5000	248.70
3	40.4900	X	12.2800	X	0.5000	248.61
TOTAL						950.85
REQUIRED OPEN SPACE AREA						740.00
PROVIDED OPEN SPACE AREA WITH SWIMMING POOL						950.85
PROVIDED OPEN SPACE AREA WITHOUT SWIMMING POOL						878.85



**PLOT AREA CALCULATION AS PER TRIANGULATION METHOD**

1	57.6000	X	21.3600	X	0.5000	615.17
2	68.2700	X	18.4500	X	0.5000	631.16
3	68.2700	X	18.6100	X	0.5000	635.25
4	48.3000	X	17.2800	X	0.5000	417.31
5	71.7400	X	32.6600	X	0.5000	1171.51
6	71.7400	X	13.7500	X	0.5000	493.21
7	51.4800	X	4.2900	X	0.5000	182.00
8	47.0900	X	7.7300	X	0.5000	182.00
9	42.1800	X	5.5400	X	0.5000	116.84
10	39.7700	X	12.7200	X	0.5000	252.94
11	44.4400	X	15.8900	X	0.5000	352.08
12	49.4900	X	6.5000	X	0.5000	160.84
13	63.9500	X	11.5300	X	0.5000	368.67
14	74.3000	X	6.2200	X	0.5000	231.07
15	80.6000	X	3.4100	X	0.5000	137.42
16	87.5100	X	3.6800	X	0.5000	161.02
17	87.5100	X	17.2800	X	0.5000	756.09
18	79.7000	X	18.4300	X	0.5000	734.44
TOTAL						7546.46
PLOT AREA AS PER D.P. OPINION						7546.26
PLOT AREA AS PER 7/12						7400.00
MINIMUM CONSIDERED PLOT AREA						7400.00

**WATER STORAGE TANK CAPACITY CALCULATION Table No.12 A Per Capita Water Requirements for Various Occupancies/ Uses**

**FOR RESIDENTIAL A BUILDING**  
 WATER REQ. IN O/H. WATER TANK CAP. = 54 TENA, X 135 Ltrs. X 5.0 = 36,450.00 Ltrs.  
 SAY = 36,500.00 Ltrs.  
 U/G. WATER TANK CAP. = 36,500.00 Ltrs. X 2.00 = 73,000.00 Ltrs.

**FOR COMMERCIAL**  
 WATER REQ. IN O/H. WATER TANK CAP. = 641.04/3 = 213.68  
 REQ. 1st FLOOR = 685.79/6 = 114.30  
 213.68 + 114.30 = 327.98 SAY = 350  
 REQ. COMM. = 350 X 45 LIT. = 15,750.00 LIT.  
 SAY = 16,000.00 LIT.  
 U/G. WATER TANK CAP. = 16,000.00 Ltrs. X 2.00 = 32,000.00 Ltrs.

**FOR RESIDENTIAL B BUILDING**  
 WATER REQ. IN O/H. WATER TANK CAP. = 62,100.00+25,000.00 (FOR FIRE)  
 U/G. WATER TANK CAP. = 1,24,200.00 Ltrs.  
 FOR FIRE U/G. WATER TANK CAP. = 1,24,200.00 Ltrs.

**FOR RESIDENTIAL C BUILDING**  
 WATER REQ. IN O/H. WATER TANK CAP. = 32 TENA, X 135 Ltrs. X 5.0 = 21,600.00 Ltrs.  
 SAY = 22,000.00 Ltrs.  
 FOR FIRE U/G. WATER TANK CAP. = 62,100.00+25,000.00 (FOR FIRE)  
 U/G. WATER TANK CAP. = 1,24,200.00 Ltrs.  
 FOR FIRE U/G. WATER TANK CAP. = 1,24,200.00 Ltrs.

**FOR RESIDENTIAL + COMMERCIAL**  
 O/H. WATER TANK CAP. = 36,500+16,000.00 = 52,500.00+25,000.00 = 77,500.00 Ltrs.  
 U/G. WATER TANK CAP. = 77,500.00 Ltrs. X 2.00 = 1,55,000.00 Ltrs.  
 (25000LIT. EACH WING FOR FIRE)  
 U/G. WATER TANK CAP. = 1,55,000.00+25,000.00 = 1,80,000.00 Ltrs.  
 U/G. WATER TANK CAP. = 1,80,000.00+32,000.00 = 2,12,000.00 Ltrs.

**FOR RESIDENTIAL B BUILDING**  
 WATER REQ. IN O/H. WATER TANK CAP. = 62,100.00+25,000.00 (FOR FIRE)  
 U/G. WATER TANK CAP. = 1,24,200.00 Ltrs.  
 FOR FIRE U/G. WATER TANK CAP. = 1,24,200.00 Ltrs.

**FOR RESIDENTIAL C BUILDING**  
 WATER REQ. IN O/H. WATER TANK CAP. = 32 TENA, X 135 Ltrs. X 5.0 = 21,600.00 Ltrs.  
 SAY = 22,000.00 Ltrs.  
 FOR FIRE U/G. WATER TANK CAP. = 62,100.00+25,000.00 (FOR FIRE)  
 U/G. WATER TANK CAP. = 1,24,200.00 Ltrs.  
 FOR FIRE U/G. WATER TANK CAP. = 1,24,200.00 Ltrs.



**STAMP OF APPROVAL** 01/15

Sanctioned No. B.R./WAKAD/38/2025  
 Subject to conditions mentioned in the Office Order No. \_\_\_\_\_  
 a/c dated \_\_\_\_\_  
 Pimpri  
 Date: 01/08/2025



**City Engineer Pimpri Building Permission Dept. Pimpri, Maharashtra**

Sl. No.	Particulars	SQ.M.
1.	(MINIMUM AREA OF A, B, C TO BE CONSIDERED)	7400.00
2.	(a) AS PER OWNERSHIP DOCUMENT (7/12, CTS EXT. 1/1)	7400.00
3.	(b) AS PER MEASUREMENT SHEET	7546.26
4.	(c) AS PER SITE	7546.26
5.	(a) PROPOSED D.P./D.P. ROAD WIDENING AREA / SERVICE ROAD / HIGHWAY WIDENING (60.00 M ROAD WIDENING AREA)	0.0000
6.	(b) PROPOSED 24.00M WIDE DP ROAD	0.0000
7.	(c) GREEN BELT AREA NOT DEDUCTED	0.0000
8.	(d) ANY RESERVATION AREA	0.0000
9.	(e) WELL AREA	0.0000
10.	(f) TOTAL (a+b+c+d+e+f)	7400.00
11.	(g) AMENITY SPACE (IF APPLICABLE)	0.00
12.	(h) REQUIRED -	0.00
13.	(i) BALANCE AREA (IF APPLICABLE)	0.00
14.	(j) BALANCE PROPOSED -	0.00
15.	(k) NET PLOT AREA (3-4 (C))	7400.00
16.	(l) RECREATIONAL OPEN SPACE (IF APPLICABLE)	0.00
17.	(m) REQUIRED -	740.00
18.	(n) PROPOSED -	950.85
19.	(o) INTERNAL ROAD AREA	0.00
20.	(p) PLOTTABLE AREA (IF APPLICABLE)	0.00
21.	(q) BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH (5 X 1.10)	8140.00
22.	(r) ADDITION OF FSI ON PAYMENT OF PREMIUM (0.50)	3700.00
23.	(s) MAXIMUM PERMISSIBLE PREMIUM FSI - BASED ON ROAD WIDTH / TOD ZONE. (7400.00 X 0.50 = 3700.00)	0.0000
24.	(t) PROPOSED FSI ON PAYMENT OF PREMIUM. IN-SITU FSI / TDR LOADING	0.0000
25.	(u) IN-SITU AREA AGAINST D.P. ROAD	0.0000
26.	(v) IN-SITU AREA AGAINST AMENITY SPACE IF HANDED OVER	0.0000
27.	(w) TDR AREA (1.15) PERMISSIBLE (7400.00 X 1.15 = 8510.00)	0.0000
28.	(x) TOTAL IN-SITU / TDR LOADING PROPOSED (11 (a)+(b)+(g)+(h))	0.0000
29.	(y) ADDITIONAL FSI AREA UNDER CHAPTER NO. 7	0.0000
30.	(z) TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL	8140.00
31.	(aa) (a) + 10(b) + 11(g) or 12 whichever is applicable. old DC Rules	0.00
32.	(bb) Balance entitlement for Ancillary Area (a = 81)	8140.00
33.	(cc) Ancillary Area FSI upto 60% or 80% with payment of charges (on a2 whichever applicable) Commercial Ancillary - 737.13 X 80% = 589.70 SQ.M. Residential Ancillary - 1402.87 X 80% = 1122.30 SQ.M. Proposed Ancillary Area = 589.70 + 1122.30 = 1712.00 sq.m.	5031.42
34.	(d) TOTAL ENTITLEMENT (a+b)	13171.42
35.	(e) MAXIMUM UTILIZATION LIMIT OF F.S.I. (BUILDING POTENTIAL) PERMISSIBLE AS PER	